

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

17 Marshall Drive, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$955,500

Property Type

House

Suburb

Reservoir

Period - From

01/10/2021

to

31/12/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Clements Gr RESERVOIR 3073	\$740,000	14/12/2021
2	32 Maryborough Av KINGSBURY 3083	\$730,000	03/02/2022
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/03/2022 11:31



 3  1  1

**Property Type:** House  
**Land Size:** 620 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median House Price**  
December quarter 2021: \$955,500

## Comparable Properties



**9 Clements Gr RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 14/12/2021  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx

**32 Maryborough Av KINGSBURY 3083 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 03/02/2022  
**Rooms:** 5  
**Property Type:** House (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account - Barry Plant** | P: 03 94605066 | F: 03 94605100